



City of
Rockville
Get Into It

Proposed Changes to Forest and Tree Preservation Ordinance (FTPO)

Public Hearing

September 17, 2018

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Objectives

- 1. Provide an overview of the proposed Code changes**
- 2. Show Applicable Areas**
- 3. Provide Reasons for the Proposed Changes**



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Comparable Cities by Area and Canopy

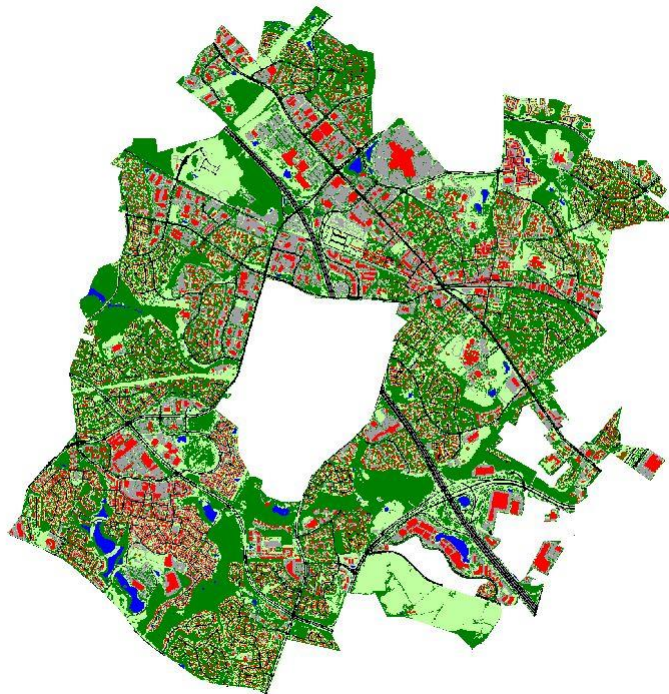
Jurisdiction	Land Area (sq. mi.)	Urban Tree Canopy (%)
Rockville, MD	13.51	50% (2014)
Gaithersburg, MD	10.34	39% (2011)
Bowie, MD	18.43	42% (2014)
Salisbury, MD	13.40	29% (2014)
Frederick, MD	21.99	14% (2007)
District of Columbia	68.34	35% (2007)



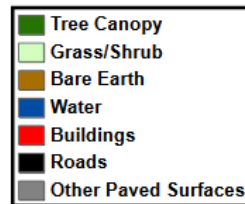
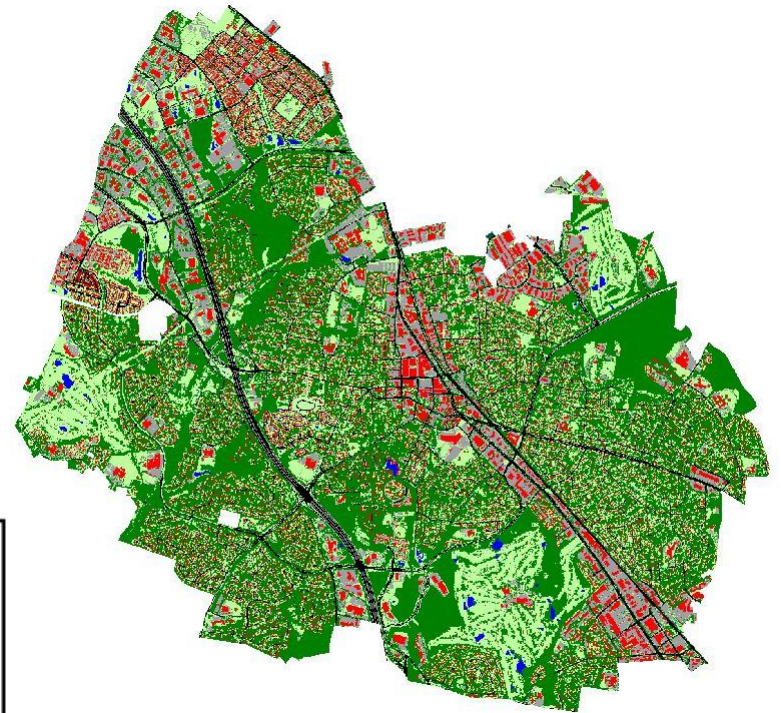
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Urban Tree Canopy (UTC) Comparison (2009)

Gaithersburg (39% UTC)



Rockville (50% UTC)





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Proposed Code Changes

- 1. Allows the Mayor and Council to Reduce Required Tree Canopy From 10% to 5% of Project Area for Champion Projects**
- 2. Mixed Use Employment (MXE) District Sites to have 10% Tree Canopy Area Instead of 15% Provided an Additional 5% of Site is Dedicated To City Park Land**

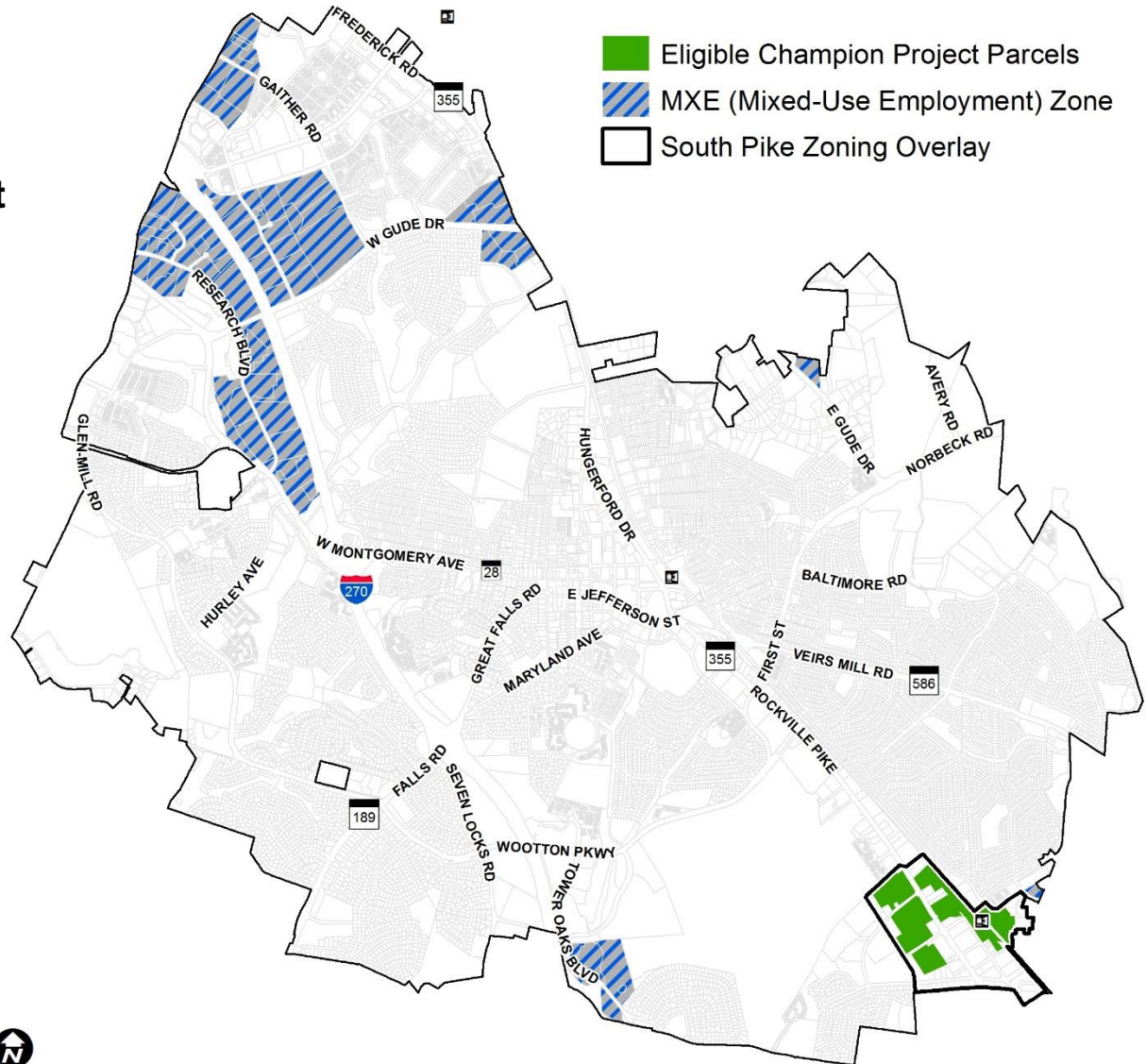


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Champion Project Parcels and MXE Zones

**Eligible Champion Project
Parcels = 71 acres
(0.8% of the city)**

**MXE zone = 496 acres
(5% of the city)**

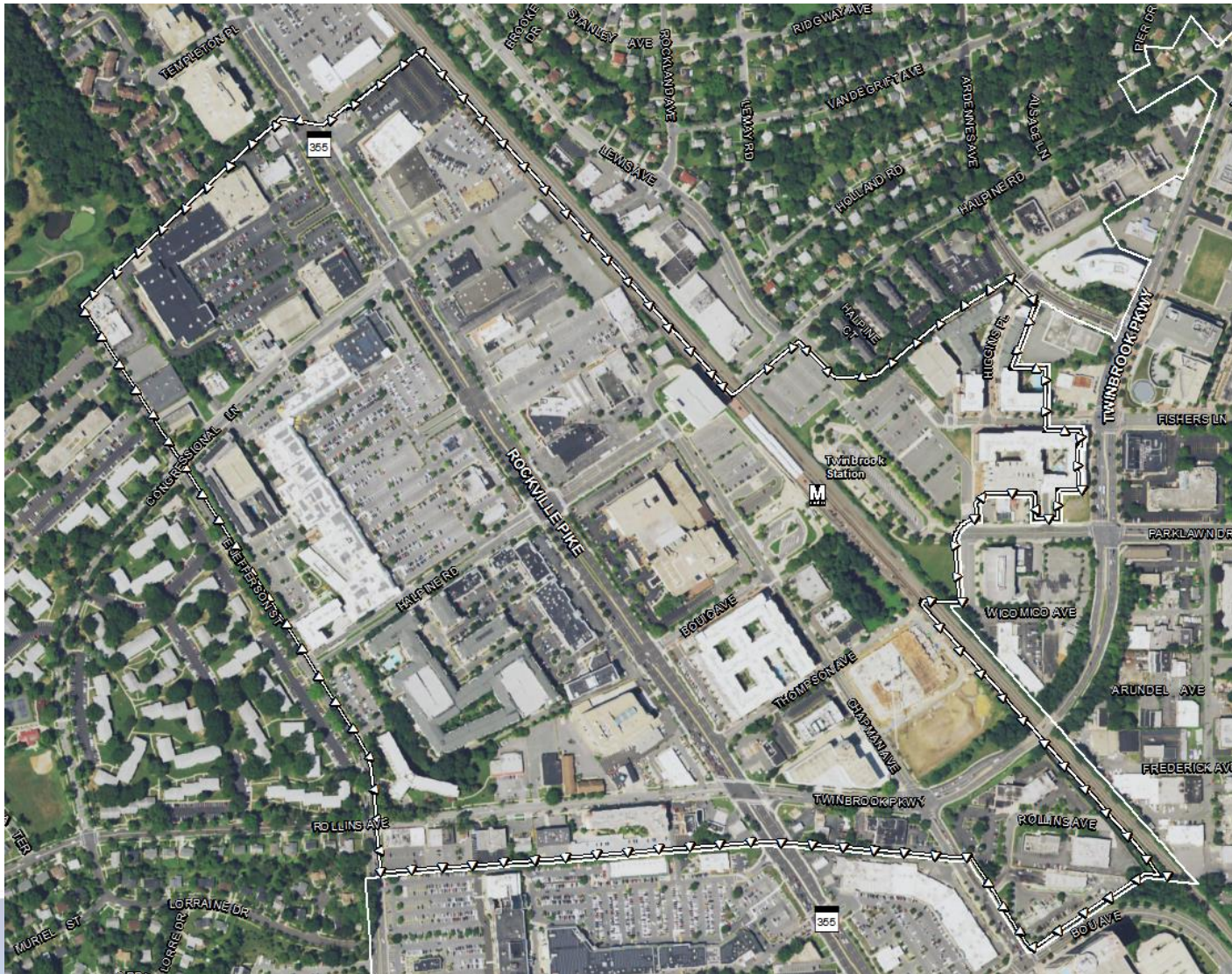




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Champion Project Areas

2017 Aerial





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Reasons for Proposed Changes

- 1. Provides for Public Park Land in MXE Districts**
- 2. Implementation of Rockville Pike Plan – Modify FTPO to allow for a more urban environment**
- 3. Champion Project Areas – Focuses on Promoting New Urban Mixed-Use Growth (nearby Multimodal Transit Systems)**
- 4. Achieves Other Environmental Goals – Promotes a Walkable Urban Environment – Less Auto Trips and Improved Air Quality**
- 5. Allows Mayor and Council to Reduce Tree Canopy to No Less Than 5% in Champion Project Areas (Afforestation Mitigation Requirements Still Remain Including Payment-In-Lieu)**
- 6. Limited trees currently on these sites – Redevelopment Will Typically Provide for More Trees Than What Exists and Improved Stormwater Management**



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Before and After Tree Canopy

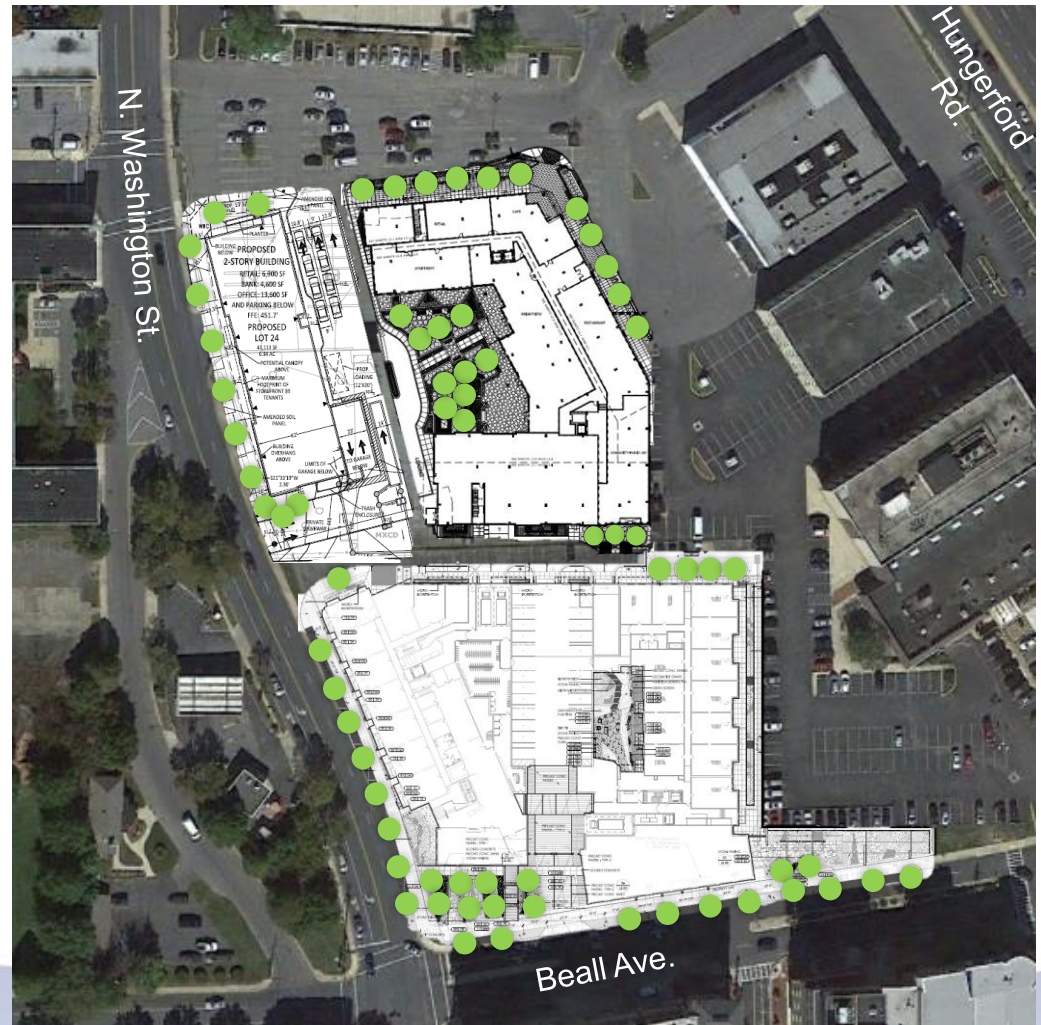
2012 Aerial

Rockville Town Center II

- 255, 275 and 285 N. Washington Street

Initial 10 trees

Approved 78 trees





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Before and After Tree Canopy

2014 Aerial

718 Rockville Pike (Patient First)

Initial 6 trees

Approved 41 trees



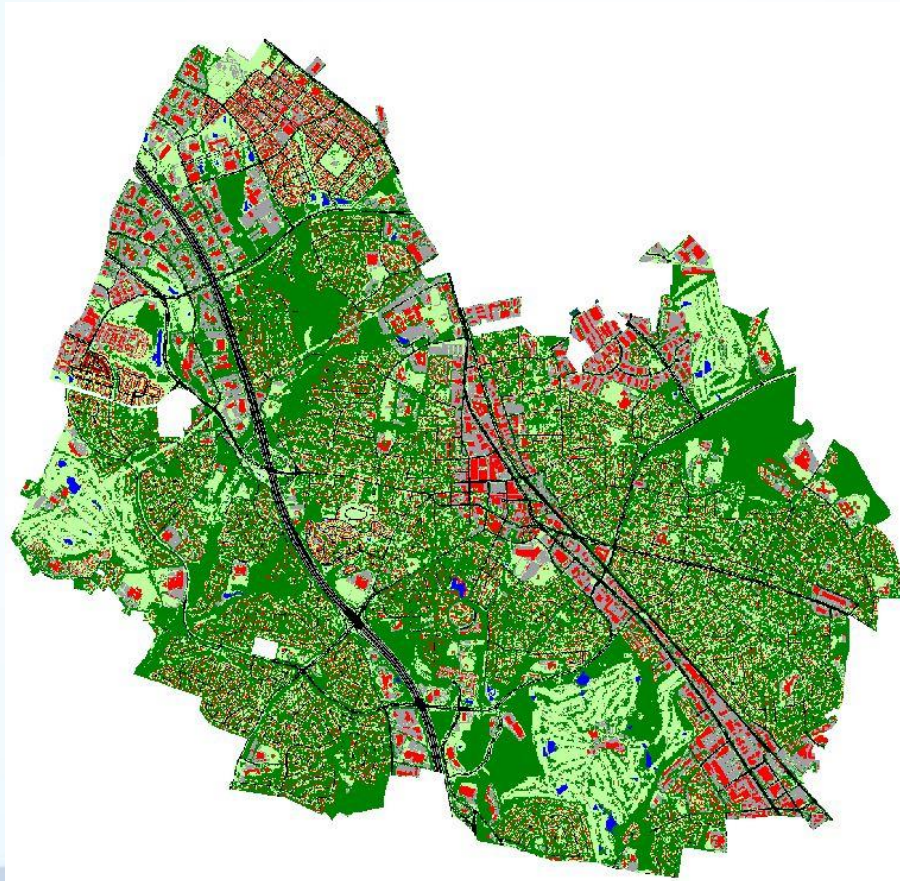


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Feedback from Environmental Commission

- 1. Generally supportive of the proposed amendments**
 - a. Additional Park Land Was a Plus**
 - b. Wanted to Ensure that the 50% Tree Canopy Remain**
 - c. Agreed with Directing Higher Density Growth to the Champion Project Areas**
 - d. Appreciated the Mitigation Still Being Provided (Payment-In-Lieu, Better Storm Water Protection)**
 - e. Each Champion Project Should Be Evaluated on the Benefits Prior to Granting a Reduction to 5%**
 - f. Staff Should Track the Net Gain in Tree Canopy**

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